

STAFF REPORT

DATE January 17, 2017
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:05 Meeting Summary – December 13, 2016

C Applications for CERTIFICATE OF APPROVAL

~3:06 15-10-003 B Address: 509 W Chapel
Property Owner: Kate McCanna and TJ Manfrass
Applicant: Kate McCanna and TJ Manfrass
To be reviewed: New Construction, 4 dwelling unit structure

Sub-Districts: West Broad St **Arts and Innovation** Dodge Park
Code Reference: 3323.19 Uses
3323.21 Development Standards

Staff Observations:

509 W Chapel is a vacant lot on the corner of Chapel Street and May Avenue. The applicant is proposing to construct a new, three-story, four-unit multifamily building. An application for a two-family dwelling was previously approved for the site in October 2015. The updated application will provide 2 additional units within the building, two additional parking spaces, and a change in materials. The new structure will provide an entrance on Chapel Street and an entrance and car port on May Avenue. Exterior materials include brick and hardie board. The applicant is requesting a parking modification from 6 to 3 spaces.

Applicable Code Land Use Standard:

Standard	Arts and Innovation	Staff Comments
4 or more dwelling unit buildings	Permitted	Consistent

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Consistent
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	Rear of principle building	Consistent
Minimum Side Yard	0'	Consistent
Minimum Fence/Wall Setback	0'	N/A
Minimum Rear Yard	0'	Consistent
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent (4 stories)
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	Consistent

Graphics	3323.21	N/A
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking	4 units * 1.5 = 6 spaces Bicycle parking = 2 spaces	3 parking spaces 1 bicycle parking space

Applicable Plan Land Use Recommendation:

Standard	Arts and Innovation	Staff Comments
Neighborhood Mixed Use	16-45 du/acre	4du/0.40acres = 100 du/acre Staff is supportive of density as project is consistent with overall goals of EFCCD plan.

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility	<ul style="list-style-type: none"> When a proposed use is compatible with adjacent uses, it should be supported. 	Consistent
Density	<ul style="list-style-type: none"> Density of infill development should be consistent with the recommendations of the East Franklinton plan. 	Staff is supportive of density as project is consistent with overall goals of EFCCD plan.
	<ul style="list-style-type: none"> Infill development proposed at densities higher than the plan recommendations should utilize an extraordinary high level of design and materials to provide compatibility with nearby architecture and design (appropriate setbacks, roof pitch and shape, building materials, windows and doors, height, width, massing, porches, etc.), as well as design solutions to mitigate impacts (stepping down the height of structures, screening, etc.). 	Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton. 	Consistent
	<ul style="list-style-type: none"> In cases where a traditional style is proposed, new buildings should never be literal duplications of historic styles. Instead, new designs should be contemporary interpretations of traditional buildings, especially styles found throughout the city. These interpretations should be similar in scale and overall character to historical precedents, but should differ in terms of detailing. 	Consistent
	<ul style="list-style-type: none"> All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building ("foursided" architecture). 	Consistent
	<ul style="list-style-type: none"> Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential units should incorporate balconies for the same reason. 	Consistent
Parking	<ul style="list-style-type: none"> Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. 	Request for 3 space parking reduction.

Site Design and Landscaping		
Buffering and Screening	<ul style="list-style-type: none"> Ground-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials, or by evergreen plant material. 	Consistent
Landscaping	<ul style="list-style-type: none"> Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. 	Applicant intends to use planters on north and west side of building.
Street Trees and Streetscape	<ul style="list-style-type: none"> Tree-lined residential and commercial streets should be either established or maintained. 	The existing site does not provide a tree lawn.
Lighting	<ul style="list-style-type: none"> Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane. 	Consistent

The proposal is consistent with the recommendations of the East Franklinton Creative Community District Plan (EFCCD). Staff supports the proposed density and parking modification as it contributes to the vision of the plan to develop a walkable, dense, mixed-use neighborhood. Staff recommends the applicant provide additional information regarding landscape, building materials and light fixtures.

If approved, the Board will grant the following modifications to the East Franklinton Development Standards:

- To reduce the required number of parking spaces from 6 to 3 spaces.

Use, Site Plan, and Parking Recommendation:

Approval

Approval with Conditions

Table

Disapproval

~3:20 17-01-001 Address: 431 W Town (Associated with 201 S Lucas – Lucas Lofts Phase I)

Property Owner: Manhattan Project LLC

Applicant: Jonathan Barnes Architecture and Design

To be reviewed: New Construction, Lucas Lofts Phase II

Sub-Districts: West Broad St **Arts and Innovation** Dodge Park

Code Reference: 3323.19 Uses
3323.21 Development Standards

Staff Observations:

The applicant is requesting approval of Lucas Lofts phase II, a sixty-eight unit live/work apartment building to be constructed north of Lucas Lofts phase I. Lucas Lofts phase I, the reconstruction of Lucas Street and related site work were approved by the Board in May 2015. Phase II is proposed as a mirror image of phase I: the footprint, elevations, materials and light fixtures match phase I.

The mixed use development of 401 W Town, 400 W Rich, Lucas Lofts phase I and phase II will share 189 parking spaces in total (138 existing spaces and 51 new spaces). A site plan is provided in the application to illustrate parking lot locations. Any future change-in-use or new development will be required to provide or request a variance for the required parking above the current proposed 189 spaces. Approved parking is associated with use; therefore if a change-in-use is proposed within the existing development additional parking may be required.

Applicable Code Land Use Standard:

Standard	Arts and Innovation	Staff Comments
4 or more dwelling unit building	Permitted Use	Consistent
Live/work space	Permitted Use	Consistent
Artist work or sales space	Permitted Use	Consistent "Market Alley"
Surface Parking	Accessory Use	Consistent. Board approval of surface parking on separate parcel as an accessory use of Lucas Lofts phase I and II, existing uses in 401 W. Town and 400 W. Rich is required.

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Consistent
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	5'	Consistent
Minimum Side Yard	0'	Consistent
Minimum Fence/Wall Setback	0'	No fence proposed (N/A)
Minimum Rear Yard	0'	Consistent
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	To be determined
Graphics	3323.21	To be determined
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking Mixed use development: Lucas Lofts phase I (residential) 401 W Town 400 W Rich Lucas Lofts phase II	Previously approved for mixed use development: 138 spaces Lucas Lofts phase II: 68 units x 1.5 = 102 Bicycle parking – 7 spaces	189 total spaces 51 additional spaces added Bicycle parking – 14 spaces phase II Market Alley – 0 spaces

Applicable Plan Land Use Recommendation:

Standard	Arts and Innovation	Staff Comments
Neighborhood Mixed Use	16-45 du/acre	68 du/1.07 acres = 63.5 du/acre Staff is supportive of density as project is consistent with overall goals of EFCCD plan.

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Land Use Compatibility		Consistent with the code
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	<ul style="list-style-type: none"> Architecture should be provided that establishes and defines a building's appeal and enhances the industrial character of East Franklinton. 	Consistent – Board approved Lucas Lofts phase I in May 2015
Accessibility	<ul style="list-style-type: none"> Promote accessibility and "visibility" in all new construction and rehabilitation of existing buildings 	Consistent

Parking	<ul style="list-style-type: none"> Surface parking should be located to the rear or side of street-oriented buildings, with preference for the rear of buildings and screened per code. The use of pervious surfaces for surface parking is encouraged to minimize storm water runoff and increase infiltration. 	Staff has requested additional information regarding screening of proposed surface lots on Rich and McDowell.
	<ul style="list-style-type: none"> The minimum setback for parking lots is five feet; parking located adjacent to a public sidewalk, however, can be located closer than five feet, provided that it fully meets all screening requirements. Parking lots and accessory buildings should be located at the rear of the principal building. Where access to the rear of the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building 	Additional information has been requested for surface lots on Rich and McDowell.
	<ul style="list-style-type: none"> Structured parking should be considered for higher density projects, as appropriate, and designed to minimize visual impacts. Building materials, detailing and landscape should be used that complement the surrounding area. Primary elevations should include ground floor uses (e.g., commercial space) or be screened with residential uses. Parking structures should be set back no more than 10 feet. 	Garages to house 18 cars per building are provided on the ground level of phase I and II
	<ul style="list-style-type: none"> Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. 	Parking is allocated to the mixed use development. 189 spaces for Lucas Lofts phase I and II, 401 W Town and 400 W Rich (existing uses).
Site Design and Landscaping		
Building Orientation and Setbacks	<ul style="list-style-type: none"> Buildings should be located parallel to the street on which they front. The primary façade should be located on the major street abutting the building and the secondary façades should be located adjacent to secondary streets, service drives, and alleys. Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street. 	Consistent
	<ul style="list-style-type: none"> The minimum setback for a principal building is zero feet and the maximum setback for a principal building is ten feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50 percent of the building frontage. 	Consistent
	<ul style="list-style-type: none"> Primary entrances to buildings should be oriented to the primary public street with at least one operable door on the primary public street. Buildings located at a corner should orient the main entrance to the corner instead of to one of the two abutting streets (only one operable door is necessary). 	Consistent
Buffering and Screening	<ul style="list-style-type: none"> Between non-residential and residential uses, screening should be a six-foot board-on-board fence or other comparable material; chain link is not acceptable. 	No screening provided. Appropriate for urban site.

	<ul style="list-style-type: none"> Roof-mounted mechanical units should be screened to their full height should complement the building in terms of color and materials. 	Additional information has been requested regarding location and screening of RTUs.
	<ul style="list-style-type: none"> Ground-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials, or by evergreen plant material. 	Consistent
Landscaping	<ul style="list-style-type: none"> Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. 	The site plan and landscape materials were approved with Lucas Lofts phase I in May 2015.
Lighting	<ul style="list-style-type: none"> Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings. 	Consistent – Board approved Lucas Lofts phase I in May 2015
	<ul style="list-style-type: none"> Light standards (poles) should not exceed 18 feet in height. 	Additional information requested for parking lot lighting.

The sixty-eight unit live/work multi-family development is consistent with the general recommendations and the urban design recommendations of the EFCCD plan (p. 4.16). The new development will contribute to the plan's vision to add live/work lofts in the Arts and Innovation sub-district and help develop a walkable, dense, mixed-use neighborhood.

The existing mixed use development was approved with a parking reduction to 139 spaces in May 2015. The parking plan for Lucas Lofts phase II includes a total of 189 spaces for the development, which equates to 51 new spaces for Lucas Lofts phase II (or 0.75 spaces/unit). The 189 parking spaces will be an accessory use to Lucas Lofts phase I and II and the existing uses within 401 W. Town and 400 W. Rich. The project also includes 28 bicycle parking spaces (14 each for phase I and II). Staff supports the parking reduction as it is a high density, mixed-use project and additional bike parking has been provided to mitigate any negative effects of the parking reduction. Board approval of the site includes approval of surface parking lots (accessory use) on a separate parcel than the permitted use.

The applicant plans to return for review of parking lot screening and lighting. Staff recommends RTUs to be screened to full height.

If approved, the Board will grant the following modifications to the East Franklinton Development Standards:

1. Parking located on McDowell, Rich and Lucas streets are an accessory use to the approved uses within 201 S. Lucas (Phase I), 431 W Town (Phase II), 401 W Town and 400 W Rich as shown on the site plan.
2. To reduce the required number of parking spaces to 189 spaces for a mixed use development.

Use, Site Plan, and Parking Recommendation:

Approval

Approval with
Conditions

Table

Disapproval

1. Roof top mechanical units screened to full height
2. Sufficient shielding on LED linear fixtures to prevent light spillage
3. Parking lot lighting to code requirements (staff approval)
4. Parking lot screening on Rich and McDowell streets per code requirements (staff approval)

E OTHER BUSINESS

1. ELECTION OF CHAIRS
2. STAFF APPROVAL LIST

F STAFF ISSUED CERTIFICATES OF APPROVAL

401 W Town | Application #16-12-003 (Strongwater)

1. Temporary Event | Reviewed 12/23/2016 | Issued 12/23/2016

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

500 W Broad | Application #16-07-001; 16-10-001 A; 16-10-002 B

1. New Construction | Reviewed 07/19/16; 10/18/16; 12/14/16 | Issued 12/21/2016
Staff approved items (permit set): Maximum height to 95 feet (EFRB approved 94 feet); Material change from concrete panel to fluted cmu; bollard light fixtures

H NEXT MEETING

Tuesday – February 21, 2017 at 50 W Gay St at 3:00 pm